

SUMMARY

B.H.Q.A. MEETING OF AUGUST 9, 2006

MEMBERS PRESENT: Ben Mitchell, Brent Thompson, Susie Hamilton, Sandi Cole, Kris Floyd

STAFF PRESENT: Carol Jack, Lisa Abbott, Kevin Bowlen, John Hewett, Barry Collins

OTHERS PRESENT: Laurie Best, Julie Cooper, Donna Lodge, James Riley, Lana Durham, Charles Durham, Cappi Phillips, Bud Flick, Michael Donham

Chairman, Mitchell called the meeting to order on 08/09/06 at 4:00 p.m.

The Summary for July 12, 2006 meeting was submitted for approval. Floyd made the motion to approve the summary; Cole seconded. 5 – 0

NEW PETITIONS

326 S. Fairview, Georgia Strange, 06-V-093 Petitioner was not present to request a special exception to the openable window requirement.

Staff recommended granting the variance to the openable window requirement with no conditions.

Floyd made a motion to grant the variance per staff recommendation. Cole seconded. 4 – 1 [Thompson no.]

3111 Leonard Springs Road, Scott May, 06-V-094 Julie Cooper was present to request a special exception to the minimum window well requirements and an extension of time to complete repairs.

Staff recommended granting the extension of time and denying the variance to the minimum window well requirement.

Cole made a motion to grant an extension of time on the furnace repair/replacement until October 9, 2006, extension of time for all other violations listed on the inspection report until November 1, 2006, and to deny the variance to the minimum window well requirement. Code compliant window wells shall be installed by August 30, 2007. Floyd seconded. 5 – 0

619 W. 13th Street, Donna Lodge, 06-V-095 Petitioner was present to request a special exception to the minimum egress requirements and an extension of time to complete repairs.

Staff recommended denying the variance to the minimum egress requirement.

Floyd made a motion to deny the variance request with a new current code compliant window being installed by December 31, 2006 or prior to occupancy. Cole seconded. 5 - 0

201 E. 19th Street, David Peterson, 06-TV-096 Laurie Best of CNF Properties was present to request an extension of time to complete repairs.

Staff recommended granting the extension of time to complete the repairs.

Mitchell made a motion to grant the extension of time to complete repairs until December 1, 2006. Floyd seconded. 5 - 0

820 S. Henderson, James Riley, 06-V-097 Petitioner was present to request a special exception to the minimum egress requirements.

Staff recommended granting the variance to the minimum egress requirements to the northeast and northwest bedrooms with the conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.
9. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official.

Cole made a motion to grant the variance per staff recommendation with a compliance deadline of October 9, 2006. Hamilton seconded. 5 - 0

1125 W. 20th Street, Charles Durham, 06-V-098 Petitioner was present to request a special exception to the minimum egress requirements.

Staff recommended granting the variance to the minimum egress requirements to the bedroom with the conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.

8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official

Thompson made a motion to grant the variance per staff recommendation with a compliance deadline of October 9, 2006. Floyd seconded. 5 - 0

517 N. Fess Avenue, Bonny & Phillip Sperry, 06-V-099 Petitioners were not present to request a special exception to the minimum egress requirements.

Staff recommended granting the variance to the minimum egress requirements to the 2nd floor bedrooms with the conditions:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: PM-102.3, PM-102.8, & PM-704.2

1. In each sleeping room
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official

Cole made a motion to grant the variance per staff recommendations with a compliance deadline of October 12, 2006. Floyd seconded. 5 - 0

515 S. Washington Street., Michael Donham, 06-V-100 Petitioner was present to request a special exception to the minimum ceiling height requirement.

Staff recommended granting the variance with the conditions that No head obstructions other than the 2 beams and the 1 heating duct are allowed to be lower than the 6'8" minimum.

Cole made the motion to grant the variance per staff recommendation. Floyd seconded. 5 – 0.

2603 S. Kendall Drive, Benjamin Loudermilk, 06-TV-101 Petitioner was not present to request an extension of time to complete repairs.

Staff recommended granting the extension of time to complete the repairs.

Floyd made a motion to grant the extension of time to complete the repairs with a compliance deadline of September 11, 2006. Cole seconded. 5 - 0

1003 E. Hunter Avenue, Cappi Phillips, 06-V-102 Petitioner was present to request a special exception to having a fuel fire appliance in a sleeping room.

Staff recommended granting the variance to allow the space heater to remain in, and draw combustion air from the living room/bedroom area with the conditions that:

1. A hard-wired battery backup carbon monoxide detector is installed in the living room/bedroom area.
2. No other fuel-fired appliances be located in or draw combustion air from the interior of the structure. With the exception of the fuel fired cooking stove.
3. If it becomes necessary to replace the fuel-fired space heater, it will be replaced with an electric heater of adequate size to properly heat the structure.
4. Should the structure ever be determined to be in a state of non-compliance with the above mentioned conditions the variance may be rescinded at the discretion of the code official.

Compliance deadline of October 9, 2006.

Mitchell made a motion to grant the variance per staff recommendation. Floyd seconded. 5 - 0

Meeting was adjourned at 5:05 pm.